

INDUSTRY FORUM Q&A

The responses provided at the Industry Forum represent current but tentative direction for the project at this time. A number of issues require investigation and clarification in the months leading up to the advertisements for the project. The questions raised at the forum will be formally addressed in the RFSQ and RFP documents that are published.

1. Is the project to be designed to meet LEED criteria or will certification be a requirement of the project?

The project should meet LEED Silver criteria. The decision to certify is being evaluated and determined as a budgetary consideration, and will be indicated in the RFP.

2. What are the points of access during construction?

Cottonwood Avenue is expected to be used to access the site. A portion of Riverview Parkway will be constructed as part of the offsite improvements and this could serve as a point for construction access. The final EIR contemplates construction staging within the proposed project boundary or on adjacent disturbed/developed County-owned land.

3. Who has jurisdiction as the reviewing agency or agencies?

The agencies with jurisdiction include the California Department of Corrections and Rehabilitation/Corrections Standards Authority (CSA), the County of San Diego and the State/local Fire Marshall. OSHPD jurisdiction is being researched.

4. Is the project contingent on AB900 funding?

No. The project scope may be reduced without AB900 funding but would still provide for a 1,216 bed facility.

5. Will CSA allow submittal of partial design packages?

The County and Design-Build Entity will be working closely with CSA on a submittal process. The current CSA Plan Review and Approval Process identifies submittals at Conceptual, Schematic (30%), Design Development (50%), and Construction Drawings (50% & 100%). The final determination will be included in the RFP package.

6. Will an early site package submittal be possible?

The County will be working with CSA to determine if early site package submittal is acceptable. The final determination will be included in the RFP package.

7. Has CSA signed off on the Design-Build delivery process?

Design-Build does not present an issue with CSA approvals specifically but with the AB900 funding provisions. The matter is being researched and the final determination will be included in the RFP package.

8. Has the County team toured similar facilities / does one exist?

No single existing detention facility contains all the elements of the proposed facility design. Sheriff's Department staff has toured several facilities, including State and local facilities in Minnesota (MCF-Shakopee), Washington (WCCW, King County RJC-Kent) and California (San Mateo County Youth Services) to review how elements of the proposed operational philosophy have been incorporated into these facilities' designs.

9. To what level will the bridging documents be developed?

The bridging documents will include outline specifications, suitable materials and finishes, site and functional adjacency relationship diagrams, and performance specifications to establish the core values of the project. The design specifics are left to the imagination of the Design-Build team and to address code and agency requirements.

10. Will a stipend be provided to the proposing teams?

Yes, a stipend will be provided to the short-listed teams not selected for the project. The amount has not been determined at this time. The final determination will be included in the RFP package.

11. What will be the basis for the selection process?

The basis will be a "Best Value" selection. Price, design, maintainability, durability, energy consumption and other technical factors will be among the points analyzed. It has not yet been determined if a "Best and Final Offer" process will be used.

12. Is the CM/PM role a traditional Construction Manager at Risk or Agency relationship?

The CM/PM role will serve as County staff extension primarily for contract administration and management of the Design-Build Entity and Owner consultants but will not provide supervision or direct construction activity in a traditional CM at Risk or Agency arrangement.

13. What is the staff to inmate ratio?

The staffing plan is still evolving but the program currently anticipates 350 to 400 total staff for 1,216 inmates.

14. Will a third party plan check be incorporated into the project?

To be determined. The County will identify in the RFSQ and RFP documentation.

15. Who has jurisdiction for the review of the offsite improvements?

The City of Santee has jurisdiction over roadways; water and wastewater are Padre Dam Municipal Water District (PDMWD). PDMWD has indicated that the existing 15-inch sewer line that currently serves the existing jail is adequate to serve the proposed project. This line may require realignment on the project site to facilitate maintenance by the district. PDMWD has also indicated that a new 10-inch water line must be constructed from Cottonwood Avenue to Magnolia Avenue with on-site connections installed during project development.

16. Will the commissioning be within the scope of the Design-Build Entity or will commissioning be under separate contract with the County?

To be determined. The County will identify in the RFP documentation.

17. What is the development / planned use to the east of the project?

Known uses east of the project site are as follows: 1) the polo barn will be used by the Santee Historical Society, 2) the community garden, which has been considered a temporary use since its start sometime in the early 1990's, and 3) the garage located northwest of the polo barn will be used for storage. There are currently no planned uses or proposals for use of the balance of the former hospital site. However, it can be added to an existing development agreement between the County and a private developer for development of other County-owned land in the vicinity.

18. Does the local fire department have permit and occupancy reviews in addition to the State Fire Marshal?

The County will check with the State Fire Marshal. The final determination will be included in the RFP package.

19. What are the Owner consultants shown on the org chart?

The Owner consultants will include traditional material testing, and special inspection plus additional consulting as required or determined.

20. Will geotechnical services be included in the scope of the Design-Build agreement?

It is anticipated that they will be. A limited number of soil borings and analysis has been performed to date adjacent to the site. However, the final determination of the services required for the project would be included in the RFP and the Design-Build agreement

21. What will be the payment and performance bonding requirements and will it include the offsite improvements?

It is anticipated that a 100% performance and payment bond at time of award will be required. The County will identify in the RFP documentation.

22. Will CSA reviews occur if AB900 is not a part of the project funding?

CSA will review the project regardless of AB900 funding availability.